

BEFORE THE NEBRASKA TAX EQUALIZATION AND REVIEW COMMISSION

IN THE MATTER OF THE EQUALIZATION,
OF VALUE OF REAL PROPERTY
WITHIN SARPY COUNTY, NEBRASKA,
FOR TAX YEAR 2009

COUNTY NUMBER 77

AFFIDAVIT

COUNTY OF SARPY }
STATE OF NEBRASKA } ss.

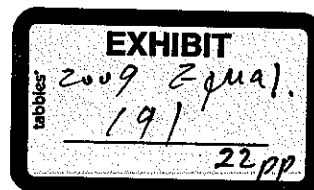
COMES NOW Rich John, and after being duly sworn, and on oath, deposes and states the following:

1. That, at all times relevant hereto, I have been employed as an appraiser in the Office of the Sarpy County Assessor. I am a General Certified as an appraiser in the State of Nebraska. A summary of my qualifications is attached to this affidavit as Exhibit 1, and all the information on said Exhibit 1 is true and correct.

2. As part of my duties for the Sarpy County Assessor, I assist in setting values for commercial properties. As part of that process, I attempt to verify the information for all commercial sales reported to the Assessor on Form 521. A true and correct copy of the Standard Operating Procedure of the Sarpy County Assessor regarding that verification process is contained on Exhibit 2 attached hereto.

3. Attached as Exhibit 3 is a true and correct copy of the Form 521 for the sale of parcel # 011585762. The sale of that parcel as shown on Exhibit 3 was listed in our sales file as a subclass of commercial class of real property, specifically within property type 02, multi-family. In September of 2007, I attempted to contact the Grantee and Grantor listed in order to verify the sales information, according the process listed in Exhibit 2. I have never received a response to those inquiries.

1



4. Attached as Exhibit 4 is a true and correct copy of the Form 521 for the sale of parcel #'s 011561230 and 011561223. The sale of those parcels as shown on Exhibit 4 was listed in our sales file as a subclass of commercial class of real property, specifically within property type 02. In November of 2007, I attempted to contact the Grantee and Grantor listed in order to verify the sales information, according the process listed in Exhibit 2. I have never received a response to those inquiries.

5. On or about April 22, 2009, I used an internet search to obtain contact information for Sean Fogarty, the real estate broker listed in box 17 of Exhibits 3 and 4. I contacted Mr. Fogarty's office in Dallas, Texas, and was eventually able to talk to him by phone at his Chicago, Illinois office. Before I made that call, Mr. Fogarty called me.

6. Mr. Fogarty told me that the sales shown in Exhibits 3 and 4 were part of a nine parcel transaction that included 7 other parcels in Indiana. He told me that the buyer's accountant allocated the lump purchase price among the 9 parcels in a manner allowed by the Internal Revenue Code.

7. Attached Exhibit 5 is an excerpt of the Standard on Ratio Studies as issued by the International Association of Assessing Officers. Based upon the information provided to me by Mr. Fogarty, I believe that the application of Exhibit 5 would cause the sales shown in Exhibits 3 and 4 to be excluded from the sales roster for the purposes of the 2009 Report and Opinion of Assessment Practices.

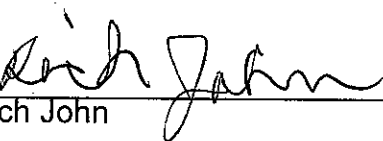
8. Attached as Exhibit 6 is an internal document prepared by employees of the Sarpy County Assessor showing all listed sales used for 2009 in the subclass of property type 02, as well as the median sales assessment ratio, PRD, and COD. Exhibit 6 includes the sales shown in Exhibits 3 and 4.

9. Attached as Exhibit 7 is an internal document prepared by employees of the Sarpy County Assessor showing all listed sales used for 2009 in the subclass of property type 02, as well as the median sales assessment ratio, PRD, and COD. Exhibit 7 does not include the sales shown in Exhibits 3 and 4.

10. Attached as Exhibit 8 is a true and correct copy of a Form 521 maintained in

our office. Exhibit 8 is for a sale of parcel # 010383301 that occurred on December 10 of 2008. That parcel is classified as Commercial 02 for the purposes of our sales assessment file, and shows a sales assessment ratio of 95%.

FURTHER YOUR AFFIANT SAYETH NOT.

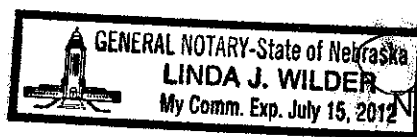


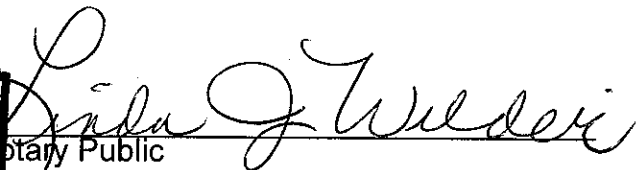
Rich John

County of Sarpy }
State of Nebraska } ss.

On this the 28 day of April, 2009, before me, a Notary Public in and for the County of Sarpy, State of Nebraska, came an individual personally known to me as Rich John, and signed the above affidavit, acknowledging such as his free and voluntary act and deed.

(Seal)





Notary Public

Qualifications of the Appraiser Richard John

Education

Bachelor of Science Degree-Wayne State College (Major-Accounting)

Experience

Real Estate Appraiser-Sarpy County- 1999-Present

Fee Appraisal of Real Estate – 1990-Present for Financial Institutions,

Various Law Firms, Commercial Property Owners and

Home Owners

Real Estate Appraiser-Douglas County- 1971-1999

License

Nebraska Certified General Appraiser

Real Estate Courses

American Institute of Real Estate Courses

International Association of Assessing Officers

Fundamentals of Mass Appraisal

Appraisal of Land-All Uses

Omaha School of Real Estate

Single Family Appraisal

Valuation of Individual Condominium Unit

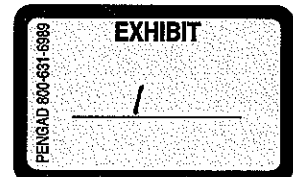
Randall School of Real Estate

Uniform Standards of Professional Appraisal Practice

Uniform Residential Appraisal Reports/Cash Equivalency

Understanding the New Uniform Residential Appraisal Report

Securities and Syndication



STANDARD OPERATING PROCEDUREW - SARPY COUNTY ASSESSOR

Date: undated

SALES DATA REVIEW & UPDATE

OBJECTIVE: A vital function of the appraisal process is the review and validation of real estate sales. The process of sales verification involves a number of phases beginning when the form 521 is received by the Assessors Office and going through the various phases within the appraisal process. The following is a brief description of the process done by the appraisal staff.

APPRAISAL PHASE 1

During the processing of the form 521, the appraiser staff is to review all initially screened 521 forms to verify and validate the sale to reasonably ensure it represents a valid market transaction. As part of this process, whenever available the appraisers will make note of property characteristics with reference to the Multiple Listing Service and make changes to the county property records as deemed necessary.

The review process involves the updating of the appropriate appraisal file, either the residential, commercial, mobile homes, or farm file, as well as the updating of the appropriate sales file, residential, commercial, farm or mobile homes file. It is important that both the appraisal file and the sales file are updated. The appraisal files are updated to reflect current characteristics and the sales file is updated so the sales statistics for the next revaluation will fully reflect what sold.

For example, Property xxx sold and it was discovered via the MLS that it sold having a fully finished basement. The appraiser will update the record in the appraisal file to reflect the finish. Using the sale's book and page, the appraiser will find the record in the Sales File and update it for the finish basement.

If the sales file was not updated, the assessed value will be lower than what it should be thus resulting in a low statistic. With a low statistic, the appraiser will overcorrect for the market and thus overvalue properties in the area.

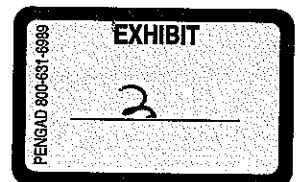
APPRAISAL PHASE 2

The beginning of each month a report listing all sales processed for the month will be distributed to the appraisal staff for their review and to make correction as necessary.

APPRAISAL PHASE 3

The final phase in the review of sales comes during the annual revaluation process. The appraiser will query for and review all sales that will be used in determining assessment levels in each market area.

OP-Sales Data Update.doc v1



TO BE FILED
WITH REGISTER
OF DEEDS

Real Estate Transfer Statement

• Read instructions on reverse side

FORM
521

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND LINES 1-25 ARE ACCURATELY COMPLETED

1 County Name <u>Sarpy</u>	2 County Number <u>77</u>	3 Date of Sale Mo. <u>8</u> Day <u>30</u> Yr. <u>07</u>	4 Date of Deed Mo. <u>8</u> Day <u>28</u> Yr. <u>07</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>Landings Apartments LLC</u> Street or Other Mailing Address <u>3925 River Crossing Parkway</u> City <u>Indianapolis</u> State <u>IN</u> Zip Code <u>46240</u> Telephone Number <u>(317) 805-6540</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Empirian Bellevue Landings LLC</u> Street or Other Mailing Address <u>25 Philips Parkway</u> City <u>Montvale</u> State <u>NJ</u> Zip Code <u>07645</u> Telephone Number <u>(201) 505-9800</u>	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.						
(A) Status		(B) Property Type		(C)		
(1) <input checked="" type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family	(4) <input type="checkbox"/> Industrial	(6) <input type="checkbox"/> Recreational	(8) <input type="checkbox"/> Mineral Interests-Producing	(9) <input type="checkbox"/> State Assessed	(1) <input type="checkbox"/> Mobile Home
(2) <input type="checkbox"/> Unimproved	(2) <input checked="" type="checkbox"/> Multi-Family	(5) <input type="checkbox"/> Agricultural	(7) <input type="checkbox"/> Mineral Interests-Nonproducing	(10) <input type="checkbox"/> Exempt		
(3) <input type="checkbox"/> IOLL	(3) <input type="checkbox"/> Commercial					

8 Type of Deed	9
<input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Executor <input type="checkbox"/> Mineral <input type="checkbox"/> Cemetery <input type="checkbox"/> Quit Claim <input type="checkbox"/> Conservator <input type="checkbox"/> Partition <input type="checkbox"/> Trust <input type="checkbox"/> Other	

10 Type of Transfer	12 Was real estate purchased for same use? (If No, state intended use)
<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Life Estate <input type="checkbox"/> Other (explain)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

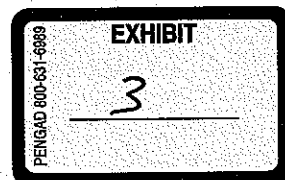
11 Ownership Transferred in Full (If No, explain division)	13 Was sale between relatives? (If Yes, check appropriate box)
<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corporation or Partnership <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Other

14 If the real estate was transferred for nominal consideration, what is the current market value? <u>\$0,000,000.00</u>	15 Was mortgage assumed? If Yes, state amount and interest rate.
	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO \$ <u>0</u> %

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	17 Was sale through a real estate agent? (If Yes, name of agent)
	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <u>Sean Fogarty of Holliday, Fenoglio & Fowler</u>

18 Address of Property	19 Name and Address of Person to Whom Tax Statement Should be Sent
<u>10215 Cape Cod Landing</u> <u>Bellevue, NJ 07643</u>	<u>see #6 above</u> <u>214-245-081</u>

20 Legal Description
<u>Attached as Exhibit A</u> <u>Lot 6 The Landings</u> <u>NW 1/4 of the NW 1/4 28-24-13.</u>



21 If agricultural, list total number of acres	22 Total purchase price, including any liabilities assumed	23 Was nonreal property included in purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list)	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
	\$ <u>20,600,000</u>		\$ <u>20,600,000</u>

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true and correct, and that I am duly authorized to sign this statement.

25	Print or Type Name of Grantee or Authorized Representative	Signature of Grantee or Authorized Representative	Title	Telephone Number	Date
sign here	<u>Ezra Beyman by Mary E. Ellis</u>		<u>NRA agent</u>	<u>201-505-9800</u>	<u>8-30-07</u>

REGISTER OF DEEDS' USE ONLY				FOR NDR USE ONLY
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Deed Book	29 Deed Page	30
Mo. <u>9</u> Day <u>07</u> Yr. <u>07</u>	\$ <u>416,350.00</u>	<u>2007</u>	<u>27589</u>	

TO BE FILED
WITH REGISTER
OF DEEDS

Real Estate Transfer Statement

• Read instructions on reverse side

FORM
521

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5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <u>681 at Bellevue Overlook L.P.</u> Street or Other Mailing Address <u>3925 River Crossing Parkway</u> City <u>Indianapolis, IN</u> State <u>IN</u> Zip Code <u>46240</u> Telephone Number <u>(317) 805-6540</u>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <u>Empirian Bellevue Overlook LLC</u> Street or Other Mailing Address <u>25 Philips Parkway</u> City <u>Montvale, NJ</u> State <u>NJ</u> Zip Code <u>07645</u> Telephone Number <u>(201) 505-9800</u>	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C also if property is mobile home.		
(A) Status	(B) Property Type	(C)
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8 Type of Deed	9
<input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Conservator <input type="checkbox"/> Executor <input type="checkbox"/> Partition <input type="checkbox"/> Mineral <input type="checkbox"/> Trust <input type="checkbox"/> Cemetery <input type="checkbox"/> Other	<u>See Exhibit</u>

10 Type of Transfer	11 Ownership Transferred in Full (If No, explain division)	12 Was real estate purchased for same use? (If No, state intended use)
<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Life Estate <input type="checkbox"/> Other (explain)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

13 Was sale between relatives? (If Yes, check appropriate box)	14 If the real estate was transferred for nominal consideration, what is the current market value?	15 Was mortgage assumed? If Yes, state amount and interest rate.
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Family Corporation or Partnership <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Other	<u>\$26,000.00</u>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

16 Does this conveyance divide a current parcel of land?	17 Was sale through a real estate agent? (If Yes, name of agent)
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <u>Sean Fogarty of Holliday, Fendaglio & Fowler</u>

18 Address of Property	19 Name and Address of Person to Whom Tax Statement Should be Sent
<u>2552 Comstock Plaza</u> <u>Bellevue, NE 68123</u>	<u>see #6 above</u>

20 Legal Description	21 If agricultural, list total number of acres
<u>attached as Exhibit A</u> <u>East Part Lot 1 Southern Oaks Replat</u>	

22 Total purchase price, including any liabilities assumed	23 Was nonreal property included in purchase?	24 Adjusted purchase price paid for real estate (line 22 minus line 23)
<u>\$26,000.00</u>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if Yes, enter amount and attach itemized list)	<u>\$26,000.00</u>

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<u>Marilu Edison</u>	Mo. <u>9</u> Day <u>7</u> Yr. <u>07</u>	<u>\$58,500.00</u>	<u>2007</u>	<u>27602</u>	

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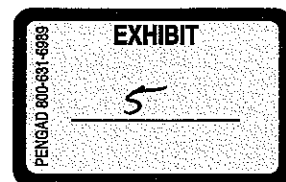
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Standard on Ratio Studies

Approved July 2007



INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS

The assessment standards set forth herein represent a consensus in the assessing profession and have been adopted by the Executive Board of the International Association of Assessing Officers. The objective of these standards is to provide a systematic means by which concerned assessing officers can improve and standardize the operation of their offices. The standards presented here are advisory in nature and the use of or compliance with such standards is purely voluntary. If any portion of these standards is found to be in conflict with the Uniform Standards of Professional Appraisal Practice (USPAP) or state laws, USPAP and state laws shall govern.

Acknowledgements

This revision of the 2007 *Standard on Ratio Studies* was begun in 2004. At the time of the adoption by the IAAO Executive Board, the IAAO Technical Standards Committee was composed of Peter L. Davis, chair; Alan S. Dornfest, AAS; A. William Marchand; R. Scot McAlpine; William M. Wadsworth and Gary J. McCabe, CAE, associate member.

Substantial help and guidance with this revision was provided by the ad hoc Ratio Study Technical Advisory Subcommittee. Special thanks go to Robert C. Denne; George A. Donatello, CMS; Robert J. Gloudemans; Al Mobley, CAE, AAS; Ronald J. Schultz; William J. Smith; Nancy C. Tomberlin; Ronald L. Wasserstein; Elbert B. Whorton; and Tim S. Wooten.

The standard benefited from the support, recommendations and thorough review of many others. In particular the committee would like to thank Richard Almy; Sheila M. Anderson; Debra Asbury; Stephen L. Baker, CAE; Wade E. Barber, CAE; Robert M. Boley, AAS; John Boyce, CAE; Barry D. Couch, CAE; Edward A. Crapo, AAS; Margaret Cusack, AAS; Dennis Donner; Glenn W. Fisher; Karen Fullhart; Steve Gardner; Adam Gold; Brian Guerin; H. Neil Hester; J. Mark Hixon; Lillian Johnson, CAE; Marion R. Johnson, CAE; Dennis B. Kearbey, CAE; Mark R. Linné, CAE; Wayne D. Llewellyn, CAE; Willard F. Martin; Carl Maulsby; Derrick Niederklein; Robert E. Norris; Patrick M. O'Connor; Pamela Carlisle-Oliver; Elizabeth Pearson; John F. Ryan, CAE; David R. Sherrill, CAE; Rick Stuart, CAE; James F. Todora, CAE; Kenneth C. Uhrich; Dave Williams; and Bruce Woodzell.

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5. **Auctions.** In general, auction sales of real property tend to be at the lower end of the price spectrum. Auction sales that have been well-advertised and well-attended may be valid for consideration in ratio studies. The seller also must have the option to set a minimum bid on the property or the right of refusal on all bids (*with reserve*) in order for the sale to be considered valid.

A.4.3 Multiple-Parcel Sales

A multiple-parcel sale is a transaction involving more than one parcel of real property. These transactions present special considerations and should be researched and analyzed before being used in ratio studies.

If the appraiser needs to include multiple-parcel sales, he or she should first determine whether the parcels are contiguous and whether the sale comprises a single economic unit or multiple economic units. Regardless of whether the parcels are contiguous, any multiple-parcel sale that also involves multiple economic units generally should not be used in ratio studies because of the likelihood that these sales include some plottage value or some discount for economies of scale, unless adequate adjustments for these factors can be made to the sale price.

A.4.4 Acquisitions or Divestments by Large Property Owners

Acquisitions or divestments by large corporations, pension funds, or real estate investment trusts (REITs) that involve multiple parcels typically should be rejected for ratio study purposes.

A.4.5 IRS 1031 Exchanges

Internal Revenue Service (IRS) Regulation 1031 stipulates that investment properties can be sold on a tax-deferred basis if certain requirements are met. Sale transactions that represent Section 1031 exchanges should be analyzed like any other commercial transaction and, absent conditions that would make the sale price unrepresentative of market value, should be regarded as valid.

A.4.6 Internet Marketing

Property that sells on the Internet and meets the criteria of being an open-market, arm's-length transaction should be included as a valid transaction in a ratio study. Brokerage and realty firms are using the Internet as an additional method to advertise and market their inventory of property.

A.4.7 Inaccurate Sale Data

Sale information should never be considered absolutely trustworthy. Jurisdictions can reduce the problem by requiring a sale verification questionnaire (see Appendix

- G). There should be statutory penalties for persons who falsify information.

A.5 Adjustments to Sale Prices

Sale prices used in ratio studies may need to be adjusted for financing, assumed long-term leases, personal property, gift programs, and date of sale. This is especially true for nonresidential properties. The real property tax is based on the market value of real property alone as of a specific date. This value may not be the same as investment value (that is, the monetary value of a property to a particular investor) and does not include the value of personal property or financing arrangements.

If adjustments for more than one purpose are to be made, they should be made in the following order:

1. adjustments that develop or isolate the price paid for taxable real property (These include adjustments for personal property received by the buyer, property taken in trade by the seller, the combination of partial interest sales, and incomplete or unbuilt common property.)
2. adjustments that convert the price to a better representation of the market value as of the date of sale (These include adjustments for financing and assumed long-term leases.)
3. adjustments for differences in market value levels between the date of sale and the date of analysis

Procedures for adjusting sales prices should be documented and the adjustment factors supported by market data. These requirements imply an ongoing study of local real estate prices, interest rates, and financing practices. Unsubstantiated or blanket adjustments can jeopardize the acceptance accorded a ratio study by making it appear subjective.

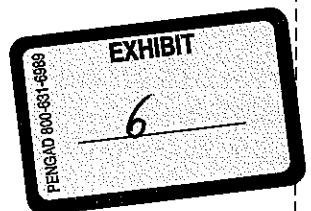
A.5.1 Adjustments for Personal Property

Sales screening includes determining the contributory value of any significant personal property included in the sale. Personal property includes such tangibles as machinery, furniture, and inventories and such intangibles as franchises, licenses, and non-compete agreements. Ordinarily, it is not necessary to consider goodwill, going-concern value, business enterprise value, or the like, unless the value of these intangible assets has been itemized in a sales contract or a formal appraisal has been prepared by either party.

It is necessary to decide whether each item included in the sale should be classified as real or personal property. (See *Standard on Valuation of Personal Property* [IAAO 2005], which provides guidance on classification of property as real or personal.)

SARPY COUNTY ASSESSOR'S OFFICE
STATISTICAL REPORT
Date of Run : 04/23/2009

Record Selected From File	: SALEDATA	+	Mean	:	90.34%
Index Name	: 35683068	+	Median	:	90.38%
Index Created Of File	: MAIN SALES FILE	+	Aggregate Mean	:	84.03%
Index Creation Date	: 04/23/2009	+	Variance	:	0.0085
Index Creation Time	: 02:16:18P	+	Standard Deviation	:	0.0922
Ratios Calculated Using	: CURRENT APPRAISED VALUES	+	Coefficient of Variation	:	0.1021
Number Of Sales In The Index	: 26	+	Average Absolute Deviation	:	0.0764
Sales Ratio Hi Range	: 108.49%	+	Coefficient of Dispersion	:	0.0845
Sales Ratio Lo Range	: 73.81%	+	Price Related Differential	:	1.0751



MASTER SALES ROSTER
DATE OF RUN : 04/23/2009

Seller Buyer	Book & Page Qualified	Nbhd	Parcel # Class	Sale # Recorded	A/S RATIO Sale Date	Assed Value Sale Price	Ass'd Land	Freeze Date School Base/Atfil	Ass'd Bldg
DENNIS/JUDITH A COLLEGE PLAZA	2007-24021	MR150	010459162 2000	08/08/2007	73.81% 07/02/2007	510,000 \$691,000	86,151	77-0001	423,849
Legal : LOTS 1 & 2 BIRCHCREST (REFER 10428798)				Remarks :				Classification #:	01 02 02 01 03 04
GPI AT BELLEVUE OVERLOOK LP	2007-27602	MR150	011561230 2000	09/25/2007	77.69% 08/30/2007	20,200,000 \$26,000,000	1,318,757	77-0001	18,881,243
EMPRIAN BELLEVUE OVERLOOK LLC	Yes	MR150	2000	09/25/2007	08/30/2007	\$26,000,000		77-0001	
Legal : EAST PT LOT 1 SOUTHERN OAKS REPLAT TWO WEST PT LOT 1				Remarks ALSO 011561223				Classification #:	01 02 02 01 03 07
SOUTHERN OAKS REPLAT TWO									
LANDINGS APARTMENTS LLC	2007-27589	MR150	011585762 2000	09/11/2007	78.16% 08/30/2007	16,100,000 \$20,600,000	1,233,554	77-0001	14,866,446
EMPRIAN BELLEVUE LANDINGS LLC	Yes	MR150	2000	09/11/2007	08/30/2007	\$20,600,000		77-0001	
Legal : LOT 6 THE LANDINGS				Remarks :				Classification #:	01 02 02 02 00 07
CENTURY PROPERTIES LLC	2007-14714	MR150	011180919 2000	05/22/2007	80.20% 05/15/2007	405,000 \$505,000	43,778	77-0001	361,222
SEDLAKMIKE & SHARI	Yes	MR150	2000	05/22/2007	05/15/2007	\$505,000		77-0001	
Legal : LOT 2 COLLEGE APARTMENTS ADDITION				Remarks :				Classification #:	01 02 02 01 03 03
BEAR CREEK APARTMENTS GP	2006-36883	MR150	011161965 2000	11/06/2006	80.59% 10/25/2006	2,300,000 \$2,853,900	238,376	28-0017	2,061,624
KRISHNA LLC	Yes	MR150	2000	11/06/2006	10/25/2006	\$2,853,900		28-0017	
Legal : LOT 3B WILLOW CREEK REPLAT III & FORMER ROW REFER				Remarks :				Classification #:	01 02 02 03 00 05
11568314									
BRICKSTONE DAVIS LLC	2006-31567	MR150	010374337 2000	09/15/2006	80.99% 09/11/2006	1,470,000 \$1,815,000	103,101	28-0001	1,366,899
CHESS PROPERTIES INC	Yes	MR150	2000	09/15/2006	09/11/2006	\$1,815,000		28-0001	
Legal : LOT 9, EX E 15 & LOTS 10-21 BLOCK 1 GOOD LUCK ADDITION				Remarks :				Classification #:	01 02 02 01 03 04
& VAC ALLEY ADJ (REFER 10750045) (TAN TARA APTS)									
OM GILES LLC	2007-11209	MR150	011590623 2000	04/18/2007	81.94% 04/12/2007	1,388,642 \$1,694,724	1,283,865	04/18/2007	104,777
TUSCANY PLACE LLC	Yes	MR150	2000	04/18/2007	04/12/2007	\$1,694,724		77-0027	
Legal : LOT 208 STOCKMANS HOLLOW (19,649 AC)				Remarks :				Classification #:	01 02 02 02 00 07

MASTER SALES ROSTER
DATE OF RUN : 04/23/2009

Seller Buyer	Book & Page Qualified	Nbhd	Parcel # Class	Sale # Recorded	A/S RATIO Sale Date	Assed Value Sale Price	Ass'd Land	Freeze Date School Base /Afill	Ass'd Bldg
SHADOWRIDGE EQUITIES LLC SR GROUP LLC	2008-12469 Yes	MR150	010581251 2000	05/06/2008	82.54% 05/02/2008	9,930,000 \$12,030,000	984,021	77-0027	8,945,979
Legal : LOT 21B ALPINE VILLAGE SOUTH									
HASCALL/NEOMI D B RICH PROPERTIES LLC	2006-13610 Yes	150	010611126 2000	04/26/2006	82.61% 02/20/2006	190,000 \$230,000	24,035	77-0001	165,965
Legal : LOTS 7 & 8 BLOCK 269 BELLEVUE & VAC STS ADJ									
TITAN SPRINGS LLC HILLCREST DEVELOPMENT	2007-32423 Yes	500	011591102 2000	11/05/2007	86.35% 10/24/2007	2,074,724 \$2,402,722	2,074,724	11/05/2007	0
Legal : LOT 1 HILLCREST COUNTRY ESTATES LOT 2 HILLCREST COUNTRY ESTATES LOT 3 HILLCREST COUNTRY ESTATES LOT 4 HILLCREST COUNTRY ESTATES OUTLOT C HILLCREST COUNTRY ESTATES									
HORSTMICHAEL R MERKLEN PROPERTIES LLC	2006-12091 Yes	150	010439625 2000	04/12/2006	89.80% 04/04/2006	405,000 \$451,000	80,450	04/04/2006	324,550
Legal : LOTS 1D, 1E, 1F, 1G, 1H, & 1I OF 2C1 LAW/RE ADD 1									
HORSTMICHAEL R CENTURY PROPERTIES LLC	2006-12086 Yes	150	011180919 2000	04/12/2006	90.00% 04/04/2006	405,000 \$450,000	43,778	77-0001	361,222
Legal : LOT 2 COLLEGE APARTMENTS ADDITION									
EUGENE & JOSEPHINE WITT BIRCHCREST LLC	2006-35105 Yes	150	010428984 2000	10/16/2006	90.38% 10/06/2006	1,315,000 \$1,455,000	163,005	77-0001	1,151,995
Legal : LOTS 20-25 BIRCHCREST (REFER 10428992, 10429018 & 10429026)									
TREGARON OAKS LLC TREGARN OAKS APARTMENTS LP	2005-27548 Yes	150	011287993 2000	08/08/2005	90.38% 08/03/2005	17,200,000 \$19,030,000	1,264,197	77-0001	15,935,803
Legal : LOT 2 TREGARON REPLAT 1 (REFER 11293381, 11293403 & 11293411)									
ROGERS DEVELOPMENT INC PAPILLION DEVELOPMENT	2006-30027 Yes	250	011588028 2000	09/06/2006	92.88% 08/28/2006	5,015,460 \$5,400,000	5,015,460	09/07/2006	
Legal : LOT 81 SETTLERS CREEK									
MILONE/ANTHONY L MUIR/JERRIE R	2007-03180 Yes	150	010336273 2000	02/02/2007	93.51% 01/29/2007	360,000 \$385,000	36,563	77-0046	323,437
Legal : LOT 3 BLOCK 8 WESTMONT									
ANDREWS TRUSTEE/GEORGE E MOBO INC	2006-27749 Yes	150	010426329 2000	08/18/2006	94.00% 07/28/2006	705,000 \$750,000	57,600	77-0001	647,400
Legal : LOTS 32B, 33, 34, 35 & S 15' LOT 36 AVERY HEIGHTS (REFER 10467130)									
GASLIGHT VILLAGE PROPERTIES L P THOTH PROPERTIES LLC	2006-11455 Yes	150	010390391 2000	04/07/2006	94.79% 01/25/2006	1,730,000 \$1,825,000	221,057	77-0001	1,508,943
Legal : LOTS 28A & 29A JEWELL PLACE & VAC LOIS AVE									

Classification #: 01 02 02 01 03 05

MASTER SALES ROSTER
DATE OF RUN : 04/23/2009

Seller Buyer	Book & Page Qualified	Nbhd	Parcel # Class	Sale # Recorded	A/S RATIO Sale Date	Assed Value Sale Price	Ass'd Land	Freeze Date School Base /Atftl	Ass'd Bldg
LEGACY GROUP LLC	2006-21302		011180900		97.20%	243,000	182,209	06/21/2006	60,791
THIRTY LLC	Yes	100	2000	06/27/2006	06/21/2006	\$250,000		77-0001	
Legal : LOT 1 COLLEGE APARTMENTS ADDITION				Remarks :				Classification #:	01 02 02 01 03 05
DODGE INVESTMENTS LTD 8211	2007-03295		010594892		97.39%	2,240,000	211,734	01/17/2007	2,028,266
SILVERTHORNE PARTNERS LLC	Yes	150	2000	02/06/2007	01/17/2007	\$2,300,000		77-0001	
Legal : LOTS 37, 38 & 39A HILLCREST (REFER 10473831 & 10594973)				Remarks :				Classification #:	01 02 02 01 03 05
PAPILLION HEIGHTS APARTMENTS, L	2007-05856		011028955		98.89%	1,335,000	167,405	02/27/2007	1,167,595
PHA LLC	Yes	150	2000	03/05/2007	02/27/2007	\$1,350,000		77-0027	
Legal : LOTS 128, 129 & 130 SOUTHAMPTON (REFER 11028939 & 11028947)				Remarks :				Classification #:	01 02 02 01 04 05
BENEFIELD/JIMMIE W & LYNN	2006-18929		010357270		100.80%	588,000	41,243		546,757
DRAX ENTERPRISES LLC	Yes	150	2000	06/13/2006	06/02/2006	\$583,333		28-0001	
Legal : LOTS 210, 211, 212 & W/15 LOT 213 CHANDLER ACRES (REFER 10357297)				Remarks :				Classification #:	01 02 02 01 03 03
VALUE INVESTMENTS	2005-41737		010357270		100.80%	588,000	41,243		546,757
BENEFIELD/JIMMIE W & LYNN	Yes	150	2000	11/15/2005	11/04/2005	\$583,333		28-0001	
Legal : LOTS 210, 211, 212 & W/15 LOT 213 CHANDLER ACRES (REFER 10357297)				Remarks :				Classification #:	01 02 02 01 03 03
RIHA/LOUIS G & SHIRLEY	2006-42807		011587489		101.16%	175,000	94,743		80,257
COMBS/PATRICK & LAURA	Yes	50	2000	03/21/2007	11/18/2006	\$173,000		77-0046	
Legal : TAX LOTS K1A1 & P4 11-12-11 (2.43 AC) REFER 10399216				Remarks :				Classification #:	01 02 02 03 00 05
BETHEL/ROBERTA JOLENE	2007-30209		010446915		103.53%	132,000	14,388		117,612
KREHER/DALE W & MELINDA K	Yes	MR150	2000	10/05/2007	09/28/2007	\$127,500		77-0001	
Legal : LOT 14 REPLAT OF HILLSIDE FOREST SUB				Remarks :				Classification #:	01 02 02 01 03 01
TAN TARA BELL ASSOC LLC	2005-23886		010374337		108.49%	1,470,000	103,101		1,366,899
BRICKSTONE DAVIS LLC	Yes	150	2000	07/18/2005	07/13/2005	\$1,355,000		28-0001	
Legal : LOT 9, EX E 15 & LOTS 10-21 BLOCK 1 GOOD LUCK ADDITION & VAC ALLEY ADJ (REFER 10750045) (TAN TARA APTS)				Remarks :				Classification #:	01 02 02 01 03 04

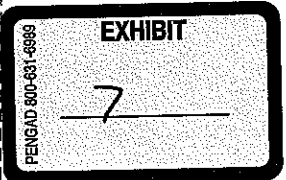
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SARPY COUNTY ASSESSOR'S OFFICE
STATISTICAL REPORT
Date of Run : 04/23/2009

"02" - MINUS
2 ALLOCATION SALES

Record Selected From File	COMMSALE	+
Index Name	6616565	+
Index Created Of File	COMMSALE	+
Index Creation Date	04/23/2009	+
Index Creation Time	02:32:57P	+
Ratios Calculated Using	CURRENT APPRAISED VALUES	+
Number Of Sales In The Index	24	+
Sales Ratio HI Range	108.49%	+
Sales Ratio LO Range	73.81%	+

Mean	91.38%
Median	91.63%
Aggregate Mean	88.90%
Variance	0.0078
Standard Deviation	0.0883
Coefficient of Variation	0.0966
Average Absolute Deviation	0.0724
Coefficient of Dispersion	0.0790
Price Related Differential	1.0279



COMMERCIAL SALES ROSTER
DATE OF RUN : 04/23/2009

Seller	Book & Page	Parcel #	Sale #	A/S Ratio	Sale Price	Assd Value	Assd Land	Assd Bldg	School Base/ Affil
Buyer	Qualification	Nbnd				Sale Date	Recorded		
TAN TARA BELL ASSOC LLC	2005-23886	010374337		108.49%	\$1,355,000	\$1,470,000	\$103,101	\$1,366,899	
BRICKSTONE DAVIS LLC	Yes	150				07/13/2005	07/18/2005	28-0001 /	
Legal: LOT 9, EX E 15' & LOTS 10-21 BLOCK 1 GOOD LUCK ADDITION & VAC ALLERBACH REFER 10750045) (TAN TARA APTS)									
Class Codes: 01 02 02 01 03 04									
TREGARON OAKS LLC	2005-27548	011287993		90.38%	\$19,030,000	\$17,200,000	\$1,264,197	\$15,935,803	
TREGARON OAKS APARTMENTS LP	Yes	150				08/03/2005	08/08/2005	77-0001 /	
Legal: LOT 2 TREGARON REPLAT 1 (REFER 11293381, 11293403 & 11293411)									
Class Codes: 01 02 02 02 00 07									
VALUE INVESTMENTS	2005-41737	010357270		100.80%	\$583,333	\$588,000	\$41,243	\$546,757	
BENEFIELD/JIMMIE W & LYNN	Yes	150				11/04/2005	11/15/2005	28-0001 /	
Legal: LOTS 210, 211, 212 & W/15 LOT 213 CHANDLER ACRES (REFER 10357297)									
Class Codes: 01 02 02 01 03 03									
GASLIGHT VILLAGE PROPERTIES LP	2006-11455	010390391		94.79%	\$1,825,000	\$1,730,000	\$221,057	\$1,508,943	
THOTH PROPERTIES LLC	Yes	150				01/25/2006	04/07/2006	77-0001 /	
Legal: LOTS 28A & 29A JEWELL PLACE & VAC LOIS AVE									
Class Codes: 01 02 02 01 03 05									
HORSTMICHAEL R	2006-12086	011180919		90.00%	\$450,000	\$405,000	\$43,778	\$361,222	
CENTURY PROPERTIES LLC	Yes	150				04/04/2006	04/12/2006	77-0001 /	
Legal: LOT 2 COLLEGE APARTMENTS ADDITION									
Class Codes: 01 02 02 01 03 03									

COMMERCIAL SALES ROSTER
DATE OF RUN : 04/23/2009

Seller Buyer	Book & Page Qualification	Parcel # Nbhd	Sale #	A/S Ratio	Sale Price	Assed Value Sale Date	Assed Land Recorded	Assed Bldg School Base/ Affil
HORSTMICHAEL R MERKLEN PROPERTIES LLC Legal : LOTS 1D, 1E, 1F, 1G, 1H, & 1I OF 2C1 LAWRE ADD 1	2006-12091 Yes 150	010439625 150		89.80%	\$451,000	\$405,000 04/04/2006	\$80,450 04/12/2006	\$324,550 77-0001 / Class Codes: 01 02 02 01 03 04
HASCALL/NEOMI D B RICH PROPERTIES LLC Legal : LOTS 7 & 8 BLOCK 269 BELLEVUE & VAC STS ADJ	2006-13610 Yes 150	010611126 150		82.61%	\$230,000	\$190,000 02/20/2006	\$24,035 04/26/2006	\$165,965 77-0001 / Class Codes: 01 02 02 01 03 02
BENEFIELD/JIMMIE W & LYNN DRAX ENTERPRISES LLC Legal : LOTS 210, 211, 212 & W15' LOT 213 CHANDLER ACRES (REFER 10357297) Remarks :	2006-18929 Yes 150	010357270 150		100.80%	\$583,333	\$588,000 06/02/2006	\$41,243 06/13/2006	\$546,757 28-0001 / Class Codes: 01 02 02 01 03 03
LEGACY GROUP LLC THIRTY LLC Legal : LOT 1 COLLEGE APARTMENTS ADDITION	2006-21302 Yes 100	011180900 100		97.20%	\$250,000	\$243,000 06/21/2006	\$182,209 06/27/2006	\$60,791 77-0001 / Class Codes: 01 02 02 01 03 05
ANDREWS TRUSTEE/GEORGE E MOBO INC Legal : LOTS 32B, 33, 34, 35 & S 15' LOT 36 AVERY HEIGHTS (REFER 10467130) Remarks :	2006-27749 Yes 150	010426329 150		94.00%	\$750,000	\$705,000 07/28/2006	\$57,600 08/18/2006	\$647,400 77-0001 / Class Codes: 01 02 02 01 03 03
ROGERS DEVELOPMENT INC PAPILLION DEVELOPMENT Legal : LOT 81 SETTLERS CREEK	2006-30027 Yes 250	011588028 250		92.88%	\$5,400,000	\$5,015,460 08/28/2006	\$5,015,460 09/06/2006	77-0027 / Class Codes: 01 02 02 02 00 08
BRICKSTONE DAVIS LLC CHESS PROPERTIES INC Legal : LOT 9, EX E 15' & LOTS 10-21 BLOCK 1 GOOD LUCK ADDITION & VAC ALLEYS (REFER 10750045) (TAN TARA APTS)	2006-31567 Yes 150	010374337 150		80.99%	\$1,815,000	\$1,470,000 09/11/2006	\$103,101 09/15/2006	\$1,366,899 28-0001 / Class Codes: 01 02 02 01 03 04
EUGENE & JOSEPHINE WITT BIRCHCREST LLC Legal : LOTS 20-25 BIRCHCREST (REFER 10428992, 10429018 & 10429026)	2006-35105 Yes 150	010428984 150		90.38%	\$1,455,000	\$1,315,000 10/06/2006	\$163,005 10/16/2006	\$1,151,995 77-0001 / Class Codes: 01 02 02 01 03 05
BEAR CREEK APARTMENTS GP KRISHNA LLC Legal : LOT 3B WILLOW CREEK REPLAT III & FORMER ROW REFER 11568314	2006-36883 Yes 150	011161965 150		80.59%	\$2,853,900	\$2,300,000 10/25/2006	\$238,376 11/06/2006	\$2,061,624 28-0017 / Class Codes: 01 02 02 03 00 05

COMMERCIAL SALES ROSTER
DATE OF RUN : 04/23/2009

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Seller Buyer	Book & Page Qualification	Parcel # Nbhd	Sale #	A/S Ratio	Sale Price	Assed Value Sale Date	Ass'd Land Recorded	Ass'd Bldg School Base/ Affil
RIHA/LOUIS G & SHIRLEY COMBS/PATRICK & LAURA	2006-42807 Yes 50	011587489		101.16%	\$173,000	\$175,000 11/18/2006	\$94,743 03/21/2007	\$80,257 77-0046 /
Legal : TAX LOTS K1A1 & P4 11-12-11 (2.43 AC) REFER 10339216				Remarks :				Class Codes: 01 02 02 03 00 05
MILONE/ANTHONY L MUIR/JERRIE R	2007-03180 Yes 150	010336273		93.51%	\$385,000	\$360,000 01/29/2007	\$36,563 02/02/2007	\$323,437 77-0046 /
Legal : LOT 3 BLOCK 8 WESTMONT				Remarks :				Class Codes: 01 02 02 03 00 03
DODGE INVESTMENTS LTD 8211 SILVERTHORNE PARTNERS LLC	2007-03295 Yes 150	010594892		97.39%	\$2,300,000	\$2,240,000 01/17/2007	\$211,734 02/06/2007	\$2,028,266 77-0001 /
Legal : LOTS 37, 38 & 39A HILLCREST (REFER 10473831 & 10594973)				Remarks :				Class Codes: 01 02 02 01 03 05
PAPILLION HEIGHTS APARTMENTS, L PHA LLC	2007-05856 Yes 150	011028955		98.89%	\$1,350,000	\$1,335,000 02/27/2007	\$167,405 03/05/2007	\$1,167,595 77-0027 /
Legal : LOTS 128, 129 & 130 SOUTHAMPTON (REFER 11028939 & 11028947)				Remarks :				Class Codes: 01 02 02 01 04 05
OM GILES LLC TUSCANY PLACE LLC	2007-11209 Yes 150	011590623		81.94%	\$1,694,724	\$1,388,642 04/12/2007	\$1,283,865 04/18/2007	\$104,777 77-0027 /
Legal : LOT 208 STOCKMANS HOLLOW (19.649 AC)				Remarks :				Class Codes: 01 02 02 02 00 07
CENTURY PROPERTIES LLC SEDLAKMIKE & SHARI	2007-14714 Yes 0	011180919		80.20%	\$505,000	\$405,000 05/15/2007	\$43,778 05/22/2007	\$361,222 77-0001 /
Legal : LOT 2 COLLEGE APARTMENTS ADDITION				Remarks :				Class Codes: 01 02 02 01 03 03
DENNIS/JUDITH A COLLEGE PLAZA	2007-24021 Yes 0	010459162		73.81%	\$691,000	\$510,000 07/02/2007	\$86,151 08/08/2007	\$423,849 77-0001 /
Legal : LOTS 1 & 2 BIRCHCREST (REFER 10428798)				Remarks :				Class Codes: 01 02 02 01 03 04
BETHEL/ROBERTA JOLENE KREHERDALE W & MELINDA K	2007-30209 Yes 0	010446915		103.53%	\$127,500	\$132,000 09/28/2007	\$14,386 10/05/2007	\$117,612 77-0001 /
Legal : LOT 14 REPLAT OF HILLSIDE FOREST SUB				Remarks :				Class Codes: 01 02 02 01 03 01
TITAN SPRINGS LLC HILLCREST DEVELOPMENT	2007-32423 Yes 150	011591102		86.35%	\$2,402,722	\$2,074,724 10/24/2007	\$2,074,724 11/05/2007	\$0 77-0027 /
Legal : LOT 1 HILLCREST COUNTRY ESTATES LOT 2 HILLCREST COUNTRY ESTATES LOT 3 HILLCREST COUNTRY ESTATES LOT 4 HILLCREST COUNTRY ESTATES OUTLOT C HILLCREST COUNTRY ESTATES								Class Codes: 02 02 02 02 00 07

COMMERCIAL SALES ROSTER
DATE OF RUN : 04/23/2009

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Seller	Book & Page	Parcel #	Sale #	A/S Ratio	Sale Price	Assesd Value	Assesd Land	Assesd Bldg
Buyer	Qualification	Nbhd			Sale Date	Recorded	School Base/	Affil
SHADOWRIDGE EQUITIES LLC	2008-12469	010581251		82.54%	\$12,030,000	\$9,930,000	\$984,021	\$8,945,979
SR GROUP LLC	Yes	0			05/02/2008	05/06/2008	77-0027	/
Legal : LOT 21B ALPINE VILLAGE SOUTH				Remarks :	Class Codes: 01 02 02 01 04 06			

Real Estate Transfer Statement

FORM
521

This Statement is Confidential - for Tax Officials Only

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND LINES 1-25 ARE ACCURATELY COMPLETED

1 County Name Sarpy	2 County Number 77	3 Date of Sale 12/10/08	4 Date of Deed 12/15/08
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) FRIEDMAN FAMILY LIMITED PARTNERSHIP, a Nebraska limited partnership, Street or Other Mailing Address 105 So. 9 Street # 304 City Omaha, NE State NE Zip Code 68102 Telephone Number Na		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) BASS COURTYARD, L.L.C., a Nebraska limited liability company, Street or Other Mailing Address 9652 Meadow Drive City Omaha, Nebraska State NE Zip 68114 Telephone Number 402-934-4091	

7 PROPERTY CLASSIFICATION NUMBER. Check one box in category A and B. Check C also if property is mobile home.		
(A) Status	(B) Property Type	(C)
(1) <input checked="" type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family (4) <input type="checkbox"/> Industrial (6) <input type="checkbox"/> Recre.	PARCEL 1: Tax Lot 4A1B2 in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 26, Township 14 North, Range 13 East of the 6th P.M., in the City of Bellevue, in Sarpy County, Nebraska, more particularly described as follows: Beginning at a point on the North line of said Section 26, at its intersection with the Westerly line of Bellevue Road (Galvin Road); thence South 21°43' East, along said Westerly line of Bellevue Road (Galvin Road), for a distance of 439.75 feet; thence North 89°00' West, for 495.75 feet; thence North 01°00' East, for 407.5 feet; thence South 89°00' East, along the North line of Tax Lot 4A1B2 and on the North line of said Section 26, for a distance of 325.0 feet, to the Point of Beginning.
(2) <input type="checkbox"/> Unimproved	(2) <input checked="" type="checkbox"/> Multi-Family (5) <input type="checkbox"/> Agricultural (7) <input type="checkbox"/> Mini-	
(3) <input type="checkbox"/> IOLL	(3) <input type="checkbox"/> Commercial Non-f	

8 Type of Deed	
<input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Sheriff <input type="checkbox"/> Executor <input type="checkbox"/> Mineral	
<input type="checkbox"/> Quit Claim <input type="checkbox"/> Conservator <input type="checkbox"/> Partition <input type="checkbox"/> Trust	

10 Type of Transfer:	
<input checked="" type="checkbox"/> Sale <input type="checkbox"/> Auction <input type="checkbox"/> Gift <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Life Estate <input type="checkbox"/> Other (explain)	

11 Ownership Transferred in Full (if No, explain division)	12 Was real estate purchased for same use? (if No, state intended use)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

13 Was sale between relatives? (If Yes, check appropriate box)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Spouse <input type="checkbox"/> Parents and Child <input type="checkbox"/> Family Corporation or Partnership	
<input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Other	

14 If the real estate was transferred for nominal consideration, what is the current market value?	15 Was mortgage assumed? If Yes, state amount and interest rate.
Na	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %

16 Does this conveyance divide a current parcel of land?	17 Was sale through a real estate agent? (If YES, name of agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Mar-Con Enterprises, LLC 397-8606

18 Address of Property	19 Name and Address of Person to Whom Tax Statement Should be Sent
114-202 Galvin Road North, Bellevue, NE 68005	BASS COURTYARD, L.L.C., a Nebraska limited liability company 9652 Meadow Drive, Omaha

20 Legal Description	
Tax Lot 4A1B2 NE 1/4 NW 1/4 Sec. 26-14-13, Bellevue, Sarpy County, NE	

21 If agricultural, list total number of acres	

22 Total purchase price, including any liabilities assumed	22	\$1,970,000.00
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23 Was nonreal property included in purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter amount and attach itemized list)	23	<input checked="" type="checkbox"/>
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24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	1,970,000.00
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Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true and correct, and that I am duly authorized to sign this statement.

sign here	25 BASS COURTYARD, L.L.C., a Nebraska limited liability company	934-4091 Telephone Number 12/10/08 Date
	Print or Type Name of Grantee or Authorized Representative	
	Signature of Grantee or Authorized Representative [Signature] Grantee Title	

REGISTER OF DEEDS' USE ONLY

26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Deed Book	29 Deed Page	FOR NDR USE ONLY
12-12-08	4432.50	2008	32913	30

8TS 13401569 TC Yes 12/10/22